

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2009 Legislative Session

Legislative Day # 11/1

BILL NO. 2009-12

Introduced by: Charles County Commissioners

Date introduced: 9/30/2009

Public Hearing: 11/03/2009

Commissioners Action: 11/03/2009 Passed

Commissioner Votes: WC: Y, EP: Y, RC: Y, SG: Y, GH: Absent

Pass/Fail: P

Effective Date: 11/13/2009 12:01 a.m.

Remarks: _____

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2009 Legislative Session

Bill No. 2009-12

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction 9/30/09

BILL

1 AN ACT concerning:

2 **Accessory apartments**

3
4 FOR the purpose of:

5 Increasing the number of affordable rental housing options for Charles
6 County residents by amending the use requirements for single-family detached
7 primary residences with accessory apartments.

8
9 BY repealing and reenacting, with amendments:

10
11 Chapter 297 – Zoning Ordinance

12 Article III, § 49. Word usage; definitions.

13 *Code of Charles County, Maryland*

14 *(June, 2006)*

15
16 Chapter 297- Zoning Ordinance

17 Article XIII, § 212, 3.01.700 Single-family detached residential: primary
18 residence with accessory apartment.

1 *Code of Charles County, Maryland*
2 *(June, 2006)*
3

4 **SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
5 CHARLES COUNTY, MARYLAND, that the Laws of Charles County,
6 Maryland read as follows:
7

8 **§ 297-49. Word usage; definitions.**
9

10 ACCESSORY APARTMENT – A second dwelling unit that is part of an existing
11 one-family detached dwelling or is located in a separate [existing] accessory
12 structure on the same lot as the main dwelling, for use as a complete,
13 independent facility with provisions within the accessory apartment for cooking,
14 eating, personal sanitation and sleeping. Such a dwelling unit is subordinate to
15 the main dwelling.
16

17 **§ 297-212. Uses corresponding with Table of Permissible Uses.**
18

19 **3.01.700 Single-family detached residential: primary residence with**
20 **accessory apartment.**
21

22 [A. The owner of the residential dwelling unit in which the accessory
23 apartment is to be located shall occupy at least one of the dwelling units on
24 the premises.]
25

26 [B]A. An accessory apartment may be located either in the principal dwelling
27 unit or in an accessory building.
28

29 [C]B. Apartment size. The minimum floor area for an accessory apartment

1 within a principal dwelling shall be 300 square feet, but in no case shall it
2 exceed 50% of the gross floor area of the dwelling in which it is located.
3 For accessory apartments located in accessory buildings, the minimum
4 floor areas shall also be 300 square feet, there shall be no more than two
5 bedrooms in the apartment, and the apartment shall not occupy more than
6 50% of the accessory structure.
7

8 [D]C. There shall be no more than one accessory apartment permitted per
9 existing single-family dwelling.
10


11 [E]D. Exterior appearance. If an accessory apartment is located in the principal
12 dwelling building, the entry to such unit and its design shall, to the degree
13 reasonably feasible, reflect the appearance of the single-family residential
14 structure. No external entrance that faces a road or street shall be added to
15 either the principal dwelling or an accessory building.
16

17 [F]E. Water and sewerage service. Prior to the issuance of a zoning permit for
18 the establishment of an accessory apartment in an existing residential
19 structure or the conversion of an existing accessory building to an
20 accessory apartment use, approval of the proposed method of water supply
21 and sewage disposal shall be obtained from the County Health
22 Department.
23

24 [G]F. Off-street parking. Off-street parking shall be provided in accordance
25 with the standards and requirements of Article XX, Parking Facilities.
26
27
28
29

1 **SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect TEN
2 (10) calendar days after it becomes law.
3

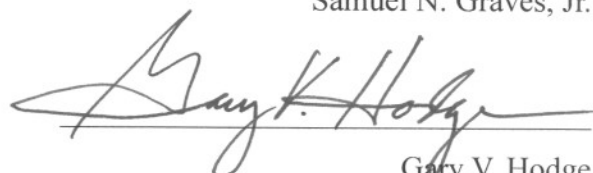
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President


Edith J. Patterson, Vice President


Reuben B. Collins, II


Samuel N. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk